

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

30/177 Power Street Hawthorn VIC 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$585,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Dec 2020

to

30 Nov 2021

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

14/178 Power Street Hawthorn VIC 3122	\$630,000	21-Jun-21
2/178 Power Street Hawthorn VIC 3122	\$610,000	06-Nov-21
6/15 Illawarra Road Hawthorn VIC 3122	\$652,000	09-Jul-21

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

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Shawn White

P 0388095584

M 0425335034

E Shawn.White@Little.com.au



**14/178 Power Street Hawthorn VIC 3122**

2 1 2

Sold Price

**\$630,000**

Sold Date

**21-Jun-21**

Distance

**0.13km**



**2/178 Power Street Hawthorn VIC 3122**

2 1 1

Sold Price

<sup>RS</sup> **\$610,000**

Sold Date

**06-Nov-21**

Distance

**0.13km**



**6/15 Illawarra Road Hawthorn VIC 3122**

2 1 1

Sold Price

**\$652,000**

Sold Date

**09-Jul-21**

Distance

**1.36km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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